



- DETACHED FORMER COACH HOUSE IN SECLUDED SETTING
- SEA AND COASTAL VIEWS
- MAIN RECEPTION AREA WITH LOUNGE AND DINING AREA
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GROUND FLOOR BEDROOMS AND SHOWER ROOM
- THREE FURTHER FIRST FLOOR BEDROOMS AND FAMILY BATHROOM
- WALLED GARDEN, PATIO/SEATING AREA
- EXTERNAL UTILITY/STORE, PARKING

First Drive, Teignmouth, TQ14 8TJ

OIEO £425,000

A detached former coach house in a secluded and tucked away setting with coastal views. This highly individual and spacious detached former coach house is situated in a convenient and secluded position within half a mile of the town centre and all amenities with easy access to Teignmouth's cliff walks. The house, originally built in the 19th Century, has been thoughtfully converted and offers versatile accommodation with a walled garden, off road parking and accommodation comprising; conservatory/entrance, free flowing reception room, kitchen/dining room, five bedrooms, bathroom, shower room, utility/store, parking and gardens. Some sea and coastal views.



Property Description

The property is accessed via the CONSERVATORY.

CONSERVATORY

Of brick and uPVC construction with Victorian styled roof, quarry tiled flooring and courtesy lighting.

Attractive wooden entrance door through to the main reception.

MAIN RECEPTION SPACE

LOUNGE AREA

Double glazed French patio doors with windows to either side with outlook and access onto the gardens. Radiator, feature recessed fireplace with tiled hearth and surround. Open through to the...

DINING AREA

Radiator, double glazed window with outlook through the conservatory into the enclosed gardens. Stairs to the upper floor. Multi-paned door through to the...

MODERN FITTED KITCHEN BREAKFAST ROOM

Comprehensive range of cupboard and drawers base units under laminate rolled edge work surfaces, tiled splash backs, integrated brushed chrome electric oven, four ring ceramic hob, integrated dishwasher, ceramic drainer sink unit with mixer tap over, integrated fridge and freezer, corresponding eye level units, concealed extractor, central island with further base units including a refuse cupboard, integrated combination oven with warming drawer, radiator, quarry tiled flooring, fitted extractor, double glazed windows overlooking the enclosed gardens.

INNER HALLWAY

Doors to...





GROUND FLOOR BEDROOM

Dual aspect with uPVC double glazed windows overlooking the front and side aspect, radiator, door to airing cupboard with wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property, fitted shelving.

GROUND FLOOR BEDROOM /STUDY

Dual aspect with uPVC double glazed windows overlooking the front and side aspect, radiator.

GROUND FLOOR SHOWER ROOM

Suite comprising shower cubicle with glazed door/screen, fitted shower, wash hand basin set into vanity unit, shaver socket, WC, ladder style towel rail/radiator, fitted extractor, recessed spotlighting, tiled walls and floor.

From the dining area, stairs rising to the...



FIRST FLOOR LANDING

Double glazed window overlooking the enclosed gardens. Radiator. Doors to...

BEDROOM

Double glazed window overlooking the gardens. Radiator. Doors to built in wardrobes.

BEDROOM

Skylight window. Radiator. Recessed desk and shelving. Obscure glazed window.



MAIN BEDROOM

Dual aspect with double glazed window overlooking the gardens, feature window overlooking the side aspect and approach with far reaching sea and coastal views. Radiator. Range of fitted wardrobes with hanging rails and fitted shelving.

FAMILY BATHROOM

Part tiled walls, tiled floor, ladder style towel rail/radiator, skylight window, suite comprising panelled handled bath, mixer tap shower attachment, glazed shower screen, low level WC, vanity unit with wash hand basin.

OUTSIDE

Gated access to a private walled garden with attractive brick paving providing **OFF ROAD PARKING**. Gravel bed and raised patio/seating area offering a high degree of privacy and seclusion with raised retained flower bed. The gardens enjoy the passage of the sun throughout the day. Doors to **EXTERNAL UTILITY/GARDEN STORE** with plumbing for washing machine, water tap, power and lighting.

MATERIAL INFORMATION - Subject to legal verification

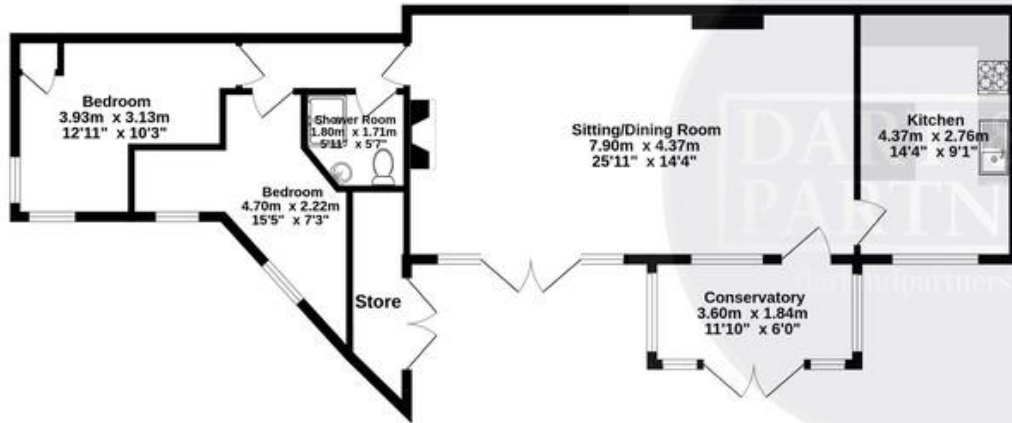
Freehold
Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Ground Floor
79.5 sq.m. (856 sq.ft.) approx.



1st Floor
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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